

Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on September 9, 2013 at 4:30 p.m. at the City of Yuma City Hall Council Chambers, One City Plaza, Yuma, AZ.



City of YUMA

Agenda

Planning and Zoning Commission Meeting
City Hall Council Chambers
One City Plaza

Monday, September 9, 2013, 4:30 p.m.

CALL TO ORDER

CONSENT CALENDAR — All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

APPROVAL OF MINUTES

None

WITHDRAWALS BY APPLICANT

None

TIME EXTENSIONS

None

CONTINUANCES

None

APPROVALS

None

PUBLIC HEARINGS — The Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

1. **GP-3636-2013:** This is a Major General Plan Amendment request by Kerry Schimpf on behalf of Jim Nelson, to change the land use designation from Resort, Recreation and Open Space to High Density Residential for approximately 25 acres. The properties are located at the northeast corner of Giss Parkway and 8th Street. *(This is the first of two public hearings.)*
2. **GP-3795-2013:** This is a Major General Plan Amendment request by Runyan Enterprises and the City of Yuma to change the land use designation from Low Density Residential to Mixed Use for approximately 3.2 acres (7 parcels). The properties are located at the northeast corner of 32nd Street and Avenue A. *(This is the first of two public hearings.)*
3. **GP-3646-2013:** This is a Major General Plan Amendment request by Scott Spencer and the City of Yuma to change the land use designation from Low Density Residential to Medium Density Residential for approximately 82 acres. The properties are located at the southwest corner of 36th Street and Avenue 10E. *(This is the first of two public hearings.)*
4. **GP-3785-2013:** This is a Major General Plan Amendment request by Dahl, Robins & Associates on behalf of Brice T. and Rebecca Zeller Trust, to change the land use designation from Public/Quasi-Public to Industrial for approximately 3.1 acres. The property is located at 240 E. Wellington Street. *(This is the first of two public hearings.)*
5. **GP-3648-2013:** This is a Major General Plan Amendment request by the City of Yuma to change the land use designation from Low Density Residential and Industrial to Mixed Use for approximately 24 acres. The properties are located at the southeast corner of 14th Street and Pacific Avenue. *(This is the first of two public hearings.)*
6. **GP-3651-2013:** This is a Major General Plan Amendment request by the City of Yuma to change the land use designation from Low Density Residential to High Density Residential for approximately 4.5 acres. The properties are located on the west side of Arizona Avenue from 20th Street to 22nd Street. *(This is the first of two public hearings.)*

INFORMATION ITEMS

1. **STAFF**
2. **COMMISSION**
3. **PUBLIC** — Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded

ADJOURN

As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.